



THE HIVE

AT
3 CROSSINGS

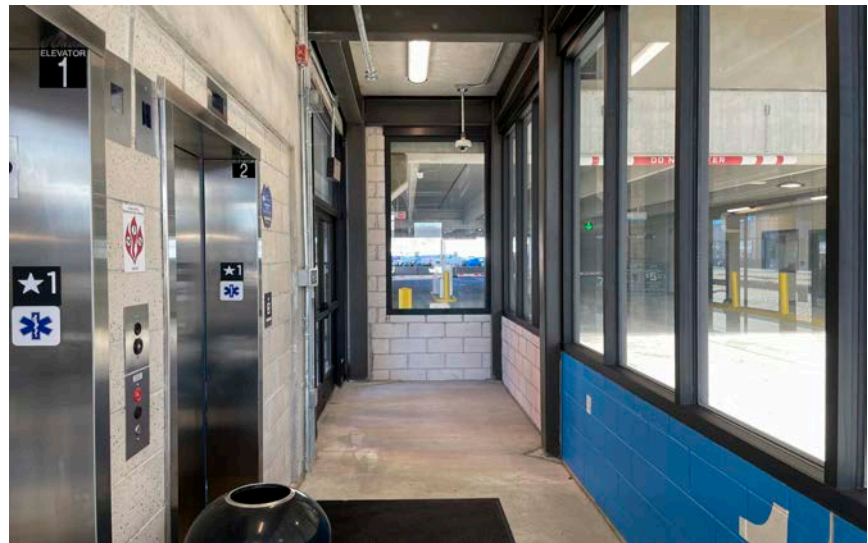
115 28th STREET
PITTSBURGH, PA 15222

AVAILABLE RSF
3,669

THE HIVE

AT
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The Hive connects bustling Smallman Street to the 3 Crossings campus through a revitalized streetscape and ground level storefronts. The Hive is strategically located near the 31st Street Bridge providing quick access from Route 28, Liberty and Penn Avenues.

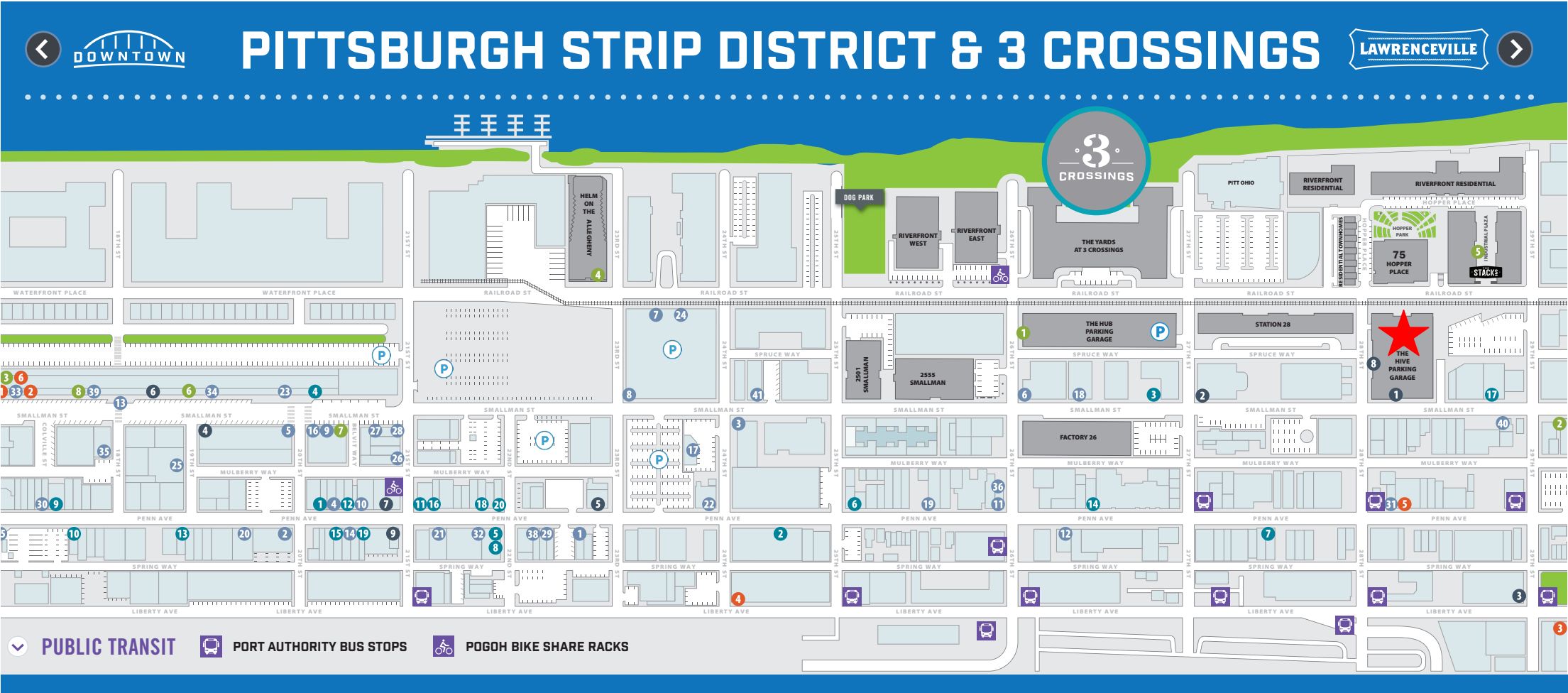


AVAILABLE SPACE

Floor Plans



THE NEIGHBORHOOD



Recent/Planned
Developments



Office Space
2.9M SF¹



Retail Space
282,900 SF²



Residential Units
2,297¹



Parking
6,302¹ spaces



Hotel
427¹ keys

1 – Source: Strip District Neighbors 2024 State of the Strip
2 – Source: U.S. Census Bureau, Census 2010 Summary
File 1. Esri forecasts for 2019

EATS & DRINKS

- | | | | |
|-----------------------------|-----------------------------|---------------------------------|--------------------|
| 1 Bar Marco | 13 Edgar Tacos | 25 The PA Market | 36 Pizzeria Davide |
| 2 Bella Notte | 14 Enrico Biscotti | 26 Pamela's Diner | 37 Preeti's Pitt |
| 3 Cadence Cellars Speakeasy | 15 Helltown Brewing | 27 PaPa J's Twin Plaza | 38 S&D Polish Deli |
| 4 Café Raymond | 16 Kaya | 28 Peace, Love, & Little Donuts | 39 The Shake Shack |
| 5 Cavo | 17 Kelly O's | 29 Penn Avenue Fish | 40 Smallman Deli |
| 6 Cinderlands Wearhouse | 18 Kingfly | 30 Peppi's | 41 Wigle Whiskey |
| 7 Cioppino | 19 Layali Cafe & Restaurant | 31 Pittsburgh Winery | |
| 8 Coop Deville | 20 Little Bangkok | 32 Pho Van | |
| 9 De Fer Coffee & Tea | 21 Luke Wholey's | 33 Playa Bowles | |
| 10 Deluca's | 22 Harp & Fiddle | 34 PrimoHoagies | |
| 11 DiAnoia's Eatery | 23 Novo Asian Food Hall | 35 Primanti Brothers | |
| 12 The Dog Penn | 24 Osteria 2350 | 36 Roland's Seafood Grill | |

SHOPPING

- | | |
|---------------------------------|------------------------------|
| 1 Allegheny Coffee/Tea Exchange | 12 My Sweet Lily |
| 2 AT&T Store | 13 Novaria Coffee |
| 3 BW Wholesale Florist | 14 Pan e Pronto |
| 4 Fine Wine & Spirits | 15 Pennsylvania Macaroni Co. |
| 5 Grandpa Joe's Candy Shop | 16 Pennsylvania Libations |
| 6 Hair By Design | 17 Perlora Leather |
| 7 Hen & Chicks | 18 Roxanne's Dried Flowers |
| 8 Hot Haute Hot | 19 Stamoolis Brothers |
| 9 In The Kitchen | 20 Yinzers in the Burgh |
| 10 Love, Pittsburgh | |
| 11 Mon Amee Chocolate | |

ENTERTAINMENT

- | |
|-----------------------------|
| 1 City Winery Pittsburgh |
| 2 OnPar Now |
| 3 Pittsburgh Ballet Theatre |
| 4 Pittsburgh Opera |
| 5 Pittsburgh Winery |
| 6 Sandbox VR |

SERVICES

- | |
|------------------------|
| 1 Clearview Federal |
| 2 The Dog Stop |
| 3 Guardian Storage |
| 4 Huntington Bank |
| 5 Penn Animal Hospital |
| 6 PetVet365 |
| 7 PNC Bank |
| 8 Smile Warehouse |
| 9 WesBanco Bank |

FITNESS

- | |
|------------------------|
| 1 Madabolic |
| 2 Meka Fitness |
| 3 [solidcore] |
| 4 Schoolhouse Yoga |
| 5 Stacks Fitness |
| 6 StretchLab |
| 7 The Om Lounge Yoga |
| 8 Walk Run Lift Studio |

WHERE INNOVATION HAPPENS DAILY

3 Crossings, an Innovation District, anchored by Latitude AI's R&D center and medical technology company Smith + Nephew's US headquarters, has emerged.

Whether it's Honeywell Robotics pioneering warehouse robotics, Bosch's DARPA-funded AI research, or Burns White's protection of companies through cyber security knowledge, innovation happens daily.

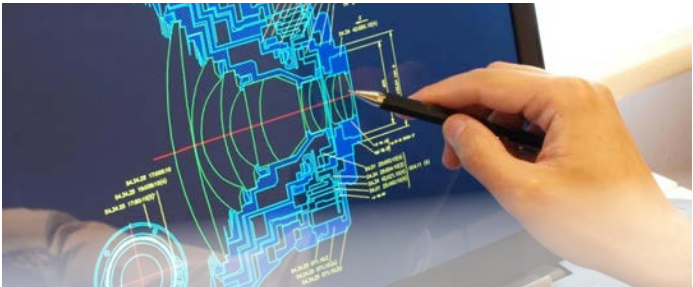
Oxford's expertise in understanding the evolving needs of modern businesses and its dedication to crafting spaces that align with the city's vision for growth have played a pivotal role in growing the campus.

3 Crossings, enriched by this influx of diverse businesses, positions itself as the hub of innovation and economic activity in the region. Approximately 2,000 employees work within the 3 Crossings campus.

3 Crossings is a testament to the transformative power of technology, poised to breathe new life into the remnants of Pittsburgh's industrial past.

This isn't your typical office park.

It's a dynamic ecosystem designed to foster collaboration, creativity, and innovation. With two multifamily residences, public plazas, and a riverfront trail at your doorstep, your team will find inspiration around every corner.



LATITUDE AI

ENGINEERING THE ROADS OF PITTSBURGH

Latitude AI develops automated driving technologies with the mission to give drivers time back on their journeys and transform travel to be safer, less stressful, and more enjoyable for everyone.

EXCELITAS

ENABLING THE FUTURE THROUGH LIGHT.

Excelitas is the leading provider of advanced, life-enriching technologies serving global market leaders in the Life Sciences, Advanced Industrial, next-generation Semiconductor, Aerospace and Defense end-markets.

HONEYWELL

THE FUTURE IS WHAT WE MAKE IT

Honeywell invents and commercializes technologies that address some of the world's most critical challenges around energy, safety, security, productivity, and global urbanization.

SMITH+NEPHEW

RESTORING PEOPLE'S BODIES

Smith+Nephew uses technology to take the limits off living and help other medical professionals do the same.

INNOVATION COMPANIES



LIVE, WORK, & EVERYTHING ELSE

3 Crossings’ Urban Flex office product combines flexibility and operational efficiency with quality urban design and amenities that are desired by today’s workforce.

This riverfront office campus provides an open plan design, exposed high ceilings, and abundant natural light in a truly authentic neighborhood which has evolved from an industrial past, through creative class, to a corporate destination.

3 Crossings is home to three large-scale public events including Barrel and Flow Fest, Pittsburgh Taco Festival, and Monster Pumpkins Festival. These events brought nearly 100,000 visitors to the Strip District.

Buildings on the 3 Crossings campus have achieved LEED® Gold or Silver certification and the WELL Health + Safety rating.

Oxford remains committed to sustainable practices and working to do its part to reduce climate-warming greenhouse gas emissions, aligning with the city’s environmental goals, as well as protecting the health of all who visit 3 Crossings.

Oxford was also an initial signatory to the Pittsburgh 2030 District and continues to commit all buildings in 3 Crossings to the District, an effort of the Green Building Alliance to reduce energy consumption, water usage, and greenhouse gas emissions.



BURNS WHITE

A HISTORY OF STRONG RELATIONSHIPS

Burns White succeeds through a practice model that uses innovative technology, flexible staffing, and alternative fee structures to deliver big-firm performance at the right value.

GNC

LIVING MIGHTY. LIVING LONG. LIVING FIT.

At GNC, Our Mission is to Motivate & Support the Desire to Live Well. At the heart of GNC is our unwavering commitment to meeting the highest standards of quality, safety and efficacy.

BARREL AND FLOW

AMERICA’S BEST BLACK ARTS & CRAFT BEER FEST

Through the barrel flows this collective creativity of music, visual art, and culinary art. Their collaborations and aims of economic empowerment for the Black community continue with global aspirations and national amplifications.

MONSTER PUMPKINS FESTIVAL

PITTSBURGH’S SIGNATURE FALL FESTIVAL

We promise one memorable and magical moment in time, made possible by the world-famous Atlantic Giants—the most prodigious breed of pumpkins on the planet—with record weights well over 2,500 pounds!

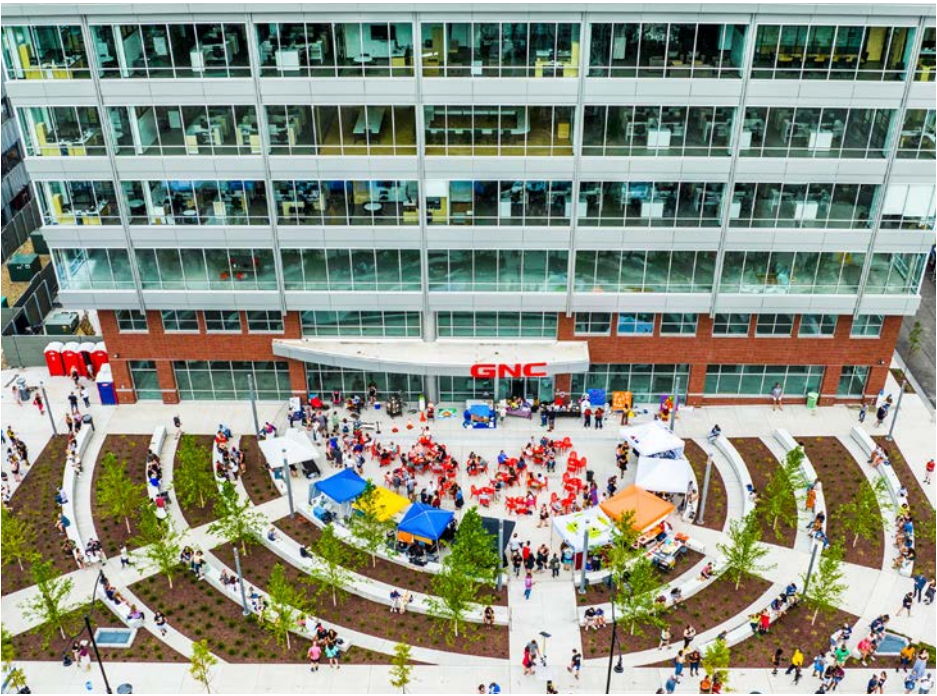
SERVICE AND RESIDENTIAL



ABOUT 3 CROSSINGS

THE 3 CROSSINGS Campus

LOCATION | AMENITIES | EVENTS | OUTDOOR SPACES



PITTSBURGH'S STRIP DISTRICT

The Strip District has long been home to the City's creative economy with design-based, locally owned shops, galleries, studios, and professional service firms connecting the main streets of the Strip District and Lawrenceville.

Today, this innovation industry is expanding to include all manner of technology firms from robotics and telecommunications to software and medical diagnostics.

Arrive on a bustling Saturday and see why The Strip is one of the biggest draws in Pittsburgh, with its ethnic grocers, street grills, sidewalk merchants and string of small shops.

A neighborhood doesn't get more authentic than this: long blocks of side-by-side stores with old wooden screen doors that still bang shut, hand-lettered signs on produce bays, and tantalizing smells of aged cheese, fresh roasted coffee or just-popped kettle corn.



YOU CAN GET EVERYWHERE FROM HERE



DRIVING

Downtown Pittsburgh	4 min.
Lawrenceville	4 min.
PNC Park	7 min.
Heinz Field	7 min.
University of Pittsburgh	10 min.
Duquesne University	10 min.
Carnegie Mellon University	12 min.

WALKABILITY

3 Crossings offers unbeatable access to everything the Strip District has to offer

Whether it's coffee, culture, or a quick bite, you're just a 5-minute walk from end to end of one of Pittsburgh's most iconic neighborhoods

Where work meets walkable, waterfront living

DEDICATED PARKING

Over 1,600 Parking Spaces across the campus, including on-site surface lots and private garages

Unmatched Control – No one offers more parking in the Strip District

On-Site Convenience with spaces located inside Private Garages or steps from every building for dedicated tenant use

Ultimate Flexibility to scale with your team's needs – from daily commuters to fleet or visitor parking

BIKING

200+ Bike Stalls across the campus, including secure storage in The Hub and The Hive garages

On-Site POGO Bike Share Station, plus access to 3 additional nearby locations

10 Blocks of Protected Bike Lanes along Penn Avenue for safe and direct commutes - providing seamless integration with Pittsburgh's growing bike infrastructure

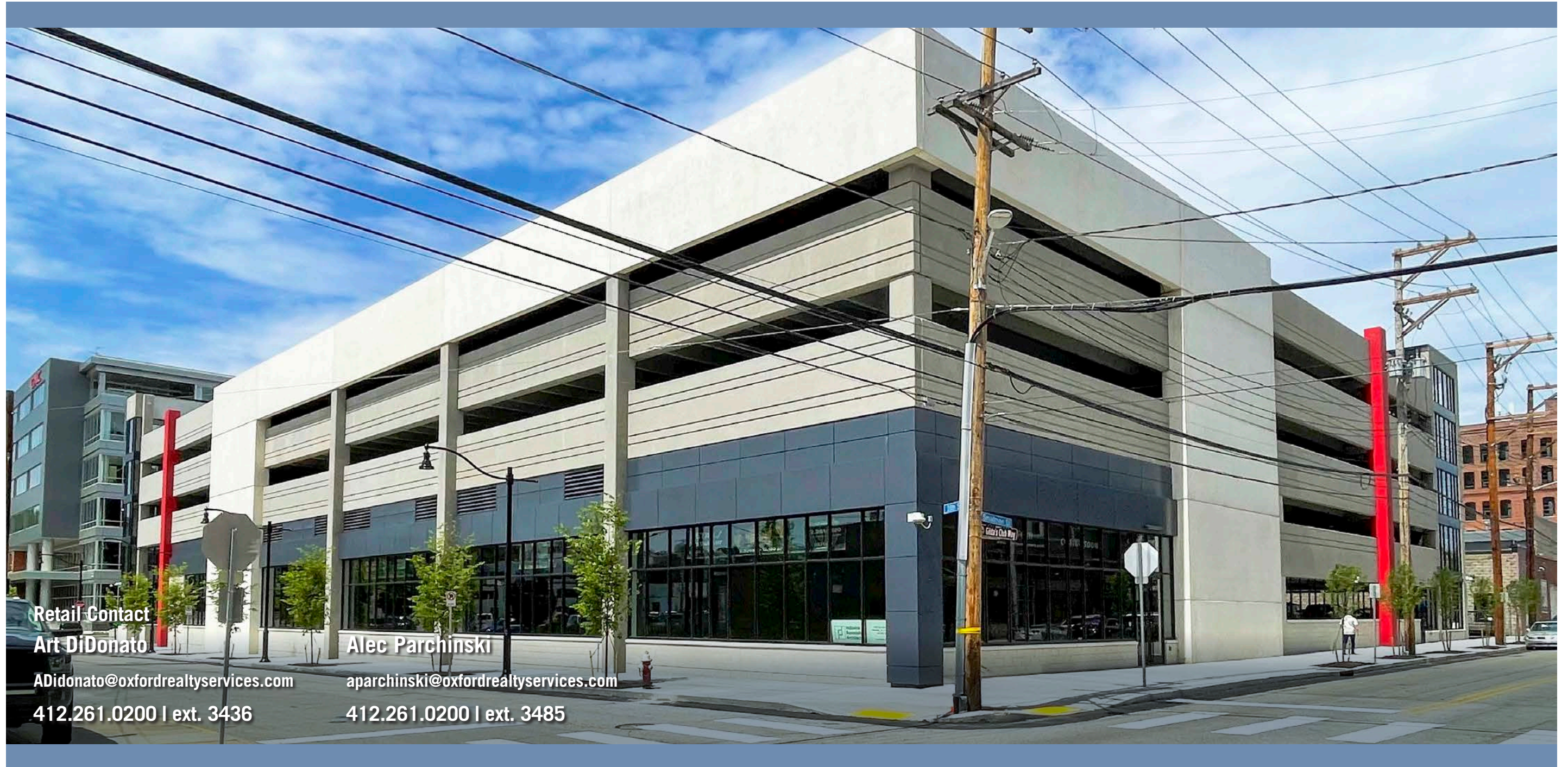
Direct Access to the Three Rivers Heritage Trail – Your backyard connection to Downtown, the North Shore, Lawrenceville, and Oakland via Pittsburgh's premier riverfront trail system

MASS TRANSIT

Mass Transit Access Made Easy – Pittsburgh Regional Transit is modernizing for greater frequency and accessibility

Multiple Bus Routes serve the Strip District, including the 54, 86, 87, 88, and 91, with convenient stops along Liberty and Penn Avenues

Seamless Connectivity to Downtown, Oakland, and surrounding neighborhoods via one of the city's most transit-accessible corridors



Retail Contact
Art DiDonato

ADidonato@oxfordrealtyservices.com

412.261.0200 | ext. 3436

Alec Parchinski

aparchinski@oxfordrealtyservices.com

412.261.0200 | ext. 3485